

FOR SALE

1526 - 1528 WILLIAMSBRIDGE ROAD, BRONX, NY 10461

PRIME CORNER DEVELOPMENT SITE IN THE WESTCHESTER VILLAGE SECTION OF THE BRONX

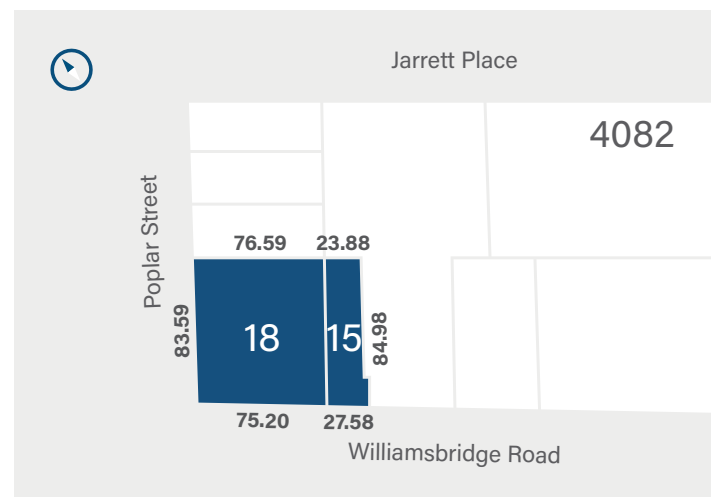


PROPERTY SUMMARY

Location	Southeast corner of Williamsbridge Road and Poplar Street
Block / Lots	4082/18, 15
Lot Size	8,379 SF
Lot Dimensions	102.58 ft x 84 ft
Zoning	R7-2/C2-4
Residential FAR	4.00
Residential FAR (UAP)	5.01
Commercial FAR	2.00
Community Facility FAR	6.50
Residential ZFA	33,516 BSF
Residential ZFA (UAP)	41,979 BSF
Commercial ZFA	16,758 BSF
Community Facility ZFA	54,464 BSF
Tax Class	4
Assessment	\$445,320
Tax Rate	10.762%
Taxes	\$47,925

All measurements and square footage estimates are approximate

KZA Realty & Concourse Realty Partners are pleased to offer for sale 1526 - 1528 Williamsbridge Road, a 8,379 SF development site in a thriving Bronx neighborhood. Zoned R7-2 with C2-4 overlay, the property allows up to 33,516 buildable SF residential, 41,979 buildable SF under the UAP, with flexibility for mixed-use or community facility development. The subject property is located within a Mandatory Inclusionary Housing Zone (MIH). This site represents a unique opportunity for developers to create a mid-rise mixed-use project in a supply-constrained Bronx corridor with strong rental demand and long-term growth potential.



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Lot Dimensions
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Zoning
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Call For Pricing



KATHY ZAMECHANSKY
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CONCOURSE
REALTY PARTNERS

DAVID SIMONE
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Transit: Just minutes from the 6 train (Westchester Sq & Zerega stations) and multiple bus routes, providing direct access to Manhattan and other Bronx submarkets.

Healthcare & Education Hub: Close to Albert Einstein College of Medicine, Jacobi Medical Center, Calvary Hospital, and multiple schools — strong drivers of rental housing demand.

Retail Corridor: Williamsbridge Road is a busy commercial street lined with shops, restaurants, pharmacies, and services. Strong neighborhood foot traffic supports ground-floor retail.

Accessibility: Easy car access to the Bronx River Parkway and Cross Bronx Expressway.



Healthcare

- 1 Montefiore Einstein Comprehensive Cancer Center
- 2 Montefiore Medical Center - Department of Dentistry
- 3 Calvary Hospital
- 4 Jack D. Weiler Hospital
- 5 Bronx Behavioral Health Center
- 6 Montefiore Westchester Square Campus

Schools

- 1 Albert Einstein College of Medicine
- 2 St. Raymond High School for Boys
- 3 P.S. 106 - The Parkchester
- 4 Herbert H. Lehman High School

Food & Drink

- 1 McDonald's
- 2 Bagels and Cream
- 3 Kai
- 4 Wendy's
- 5 Estrellita Poblana 4
- 6 Wingstop
- 7 El Nuevo Bohío Tropical
- 8 White Castle
- 9 Quality Chef
- 10 Xokotl Deli
- 11 Liam's Cafe

Retail

- 1 Dollar Tree
- 2 Key Food Supermarkets
- 3 Zoo-Rama Pet Shop
- 4 HEALTHYHOLIC
- 5 The Reef Shoppe
- 6 ABC Super Stores



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